GENERAL PLUMBING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR PLUMBING PIPING SYSTEMS COMPLETE, CONTROLS, CONTROL WIRING, DOMESTIC WATER SYSTEMS, PLUMBING CONNECTIONS AND ALL FITTINGS, SPECIALTIES, ANCHORING/SUPPORTING OF EQUIPMENT, AUXILIARY MATERIALS AND ACCESSORIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH ALL AVAILABLE INFORMATION REGARDING THE LOCATION OF EXISTING FACILITIES. FAILURE OF THE CONTRACTOR TO FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS WILL NOT BE CAUSE FOR OWNER ADDITIONAL COMPENSATION

ALL EQUIPMENT AND MATERIALS USED IN THIS INSTALLATION SHALL BE NEW, OF APPROVED QUALITY AND MANUFACTURE AND, UNLESS OTHERWISE NOTED, SHALL BE STANDARD CATALOG ITEMS OF THE VARIOUS MANUFACTURERS. EACH COMPONENT OF THE WORK SHALL BE COMPLETE, CONNECTED AND CAPABLE OF SATISFACTORY FUNCTIONAL OPERATION.

PIPING SYSTEMS SHALL BE COMPLETE WITH PIPE, PIPE FITTINGS, VALVES, STRAINERS, EXPANSION JOINTS, FLEXIBLE PIPE CONNECTIONS, HANGERS, SUPPORTS, ANCHORS, GUIDES, SLEEVES, AND ACCESSORIES REQUIRED TO ENSURE PROPER OPERATION FOR THE PURPOSE INTENDED. PIPING, VALVES AND ACCESSORIES SHALL BE SUITABLE FOR THE SYSTEM PRESSURE, TEMPERATURE AND CIRCULATING LIQUID.

FOLLOW REQUIREMENTS OF THE FLORIDA BUILDING CODE 2001, REGULATIONS, ORDINANCES, ETC., OF THE STATE, COUNTY, AND/OR MUNICIPALITY, IN WHICH THE CONSTRUCTION IS LOCATED, AND ANY OTHER ENTITY HAVING JURISDICTION OVER THIS WORK.

ALL EQUIPMENT SHALL FIT THE ALLOTTED SPACE AND SHALL LEAVE REASONABLE ACCESS ROOM FOR SERVICING AND REPAIRS. GREATER SPACE AND ROOM REQUIRED BY SUBSTITUTED EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR AND AT HIS EXPENSE AND MEETING THE APPROVAL OF THE OWNER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN EQUIPMENT DIMENSIONS AND SPACE ALLOTMENTS THEREFORE; HE SHALL NOTIFY THE OWNER IN WRITING AND SHALL NOT PROCEED WITH THE WORK UNTIL HE HAS RECEIVED WRITTEN INSTRUCTIONS FROM THE OWNER.

THE CONTRACTOR SHALL DO NO CUTTING THAT MAY IMPAIR STRENGTH OF BUILDING CONSTRUCTION. NO HOLES, EXCEPT FOR SMALL SCREWS, MAY BE DRILLED IN BEAMS OR OTHER STRUCTURAL MEMBERS WITHOUT OBTAINING PRIOR APPROVAL OF THE COWNER.

THE CONTRACTOR SHALL FURNISH ALL ELECTRICAL WORK ASSOCIATED WITH PLUMBING EQUIPMENT, INCLUDING ELECTRICAL CONTROLS, SWITCHES, AND CONTACTORS. ALL ELECTRICAL WORK SHALL CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL

THE CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, EQUIPMENT, ETC. AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE. IN ADDITION TO THE GUARANTEE, THE CONTRACTOR SHALL PROVIDE THE PERFORMANCE WARRANTIES AS SPECIFIED FOR THE EQUIPMENT IN THE VARIOUS SECTIONS.

TESTING: APPLY A WATER PRESSURE TEST TO ALL PARTS OF THE WATER SUPPLY SYSTEMS BEFORE THE PIPING IS CONCEALED AND BEFORE FIXTURES AND EQUIPMENT ARE CONNECTED. USE A HYDROSTATIC PRESSURE OF NOT LESS THAN 125 PSIG APPLIED TO THE SYSTEM FOR A PERIOD OF FOUR HOURS. THERE SHALL BE NO LEAKS AT ANY POINT IN THE SYSTEM AT THIS PRESSURE

LEAVE CONCEALED WORK UNCOVERED UNTIL REQUIRED TESTS HAVE BEEN COMPLETED, BUT IF NECESSARY TO MAKE TESTS ON PORTIONS OF THE WORK, THOSE PORTIONS OF THE WORK MAY BE CONCEALED AFTER BEING INSPECTED AND APPROVED. REPAIR DEFECTS THAT ARE DISCOVERED AS A RESULT OF INSPECTIONS OR TESTS WITH NEW MATERIALS. CAULKING, PEENING OR SOLDERING OF SCREWED JOINTS, CRACKS, OR HOLES WILL NOT BE ACCEPTED. REPEAT TESTS AFTER DEFECTS HAVE BEEN CORRECTED

CLEANING/STERILIZATION: AS SOON AS THE WATER PIPING HAS BEEN THOROUGHLY FLUSHED OUT, STERILIZE THE LINES BY INTRODUCING INTO THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORIDE OF LIME. OPEN AND CLOSE ALL VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF THE LINES. REPEAT THE PROCESS IF LESS THAN 10 PARTS PER MILLION IS INDICATED. WHEN THE TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.

EQUIPMENT/ MATERIALS NOTES

SANITARY AND VENT PIPING MATERIAL: PVC SCHEDULE 40 WITH DWV FITTINGS.

DOMESTIC WATER PIPING, CONDENSATE DRAIN AND PRESSURE & TEMP. RELIEF. PIPE MATERIAL: COPPER TUBE TYPE PIPING FOR COLD, HOT AND P&T WATER PIPING. TYPE K BELOW GRADE, L ABOVE GROUND.

FOR CONDENSATE DRAIN ROUTING AND REQUIREMENTS SEE MECHANICAL PLANS.

PROVIDE FULL PIPING INSULATION ON ALL HOT WATER PIPING, AND EXPOSED PIPING REGARDLESS OF SERVICE.

PIPE FITTINGS: WROUGHT COPPER: ELBOWS, TEES, REDUCERS, COUPLINGS, ETC., SOLDER ENDS 150 PSIG WSP, CONFORMING TO ANSI B16.22. FITTINGS MANUFACTURED BY MUELLER BRASS CO., CHASE BRASS, AND COPPER CO. USE 95-5 SOLDER FOR WATER SERVICE AND 50-50 FOR WASTE SERVICE. DO NOT USE SOLDER CONTAINING LEAD FOR POTABLE WATER SERVICE. BRONZE UNIONS FOR 2 1/2" PIPE AND SMALLER.

DIELECTRIC UNIONS: DISSIMILAR PIPE METALS SHALL BE ELECTRICALLY INSULATED FROM EACH OTHER BY COUPLINGS, UNIONS, OR FLANGES COMMERCIALLY MANUFACTURED FOR THAT PURPOSE AND RATED FOR THE SERVICE PRESSURE AND TEMPERATURE, USE OF STEEL OR CAST-IRON FITTINGS IN A COPPER PIPING SYSTEM IS PROHIBITED. THREADED UNIONS SHALL BE AS MANUFACTURED BY EPCO.

ESCUTCHEONS: PROVIDE STAINLESS STEEL ESCUTCHEONS SECURELY IN PLACE ON EXPOSED PIPES WHERE THEY PASS THROUGH WALLS, PARTITIONS FLOORS AND CEILINGS OR FINISHED AREAS.

AIR CHAMBERS: PROVIDE AIR CHAMBERS AT EACH FIXTURE, RISER AND END OF SUPPLY LINES. AIR CHAMBER SHALL NOT BE LESS THAN 18 INCHES LONG AND ONE SIZE LARGER THAN SUPPLY TO FIXTURE BUT NOT LESS THAN 3/4-INCH DIAMETER.

PIPE SLEEVES: PROVIDE GALVANIZED SHEET METAL, 22 GAUGE SLEEVES FOR PIPES PASSING THROUGH WALLS OR FLOORS BEFORE POURING CONCRETE. PLASTIC SLEEVES AS MANUFACTURED BY PRESET OR EQUAL ARE PERMITTED. ALL SLEEVES SHALL BE LARGE ENOUGH TO ALLOW FULL THICKNESS OF INSULATION THROUGH SLEEVES FOR INSULATED PIPING, AND FOR TWO LAYERS OF 30 LB. FELT WRAPPING AROUND

VALVES: PROVIDE VALVES TO ISOLATE EACH COLD WATER RISER, BRANCH LINE, AND WHERE INDICATED ON PLANS

CLEANOUTS:

EXTERIOR HEAVY DUTY-CAST IRON, INSIDE CAULK OUTLET, BRASS INTERNAL PLUG, DUCTILE IRON SCORIATED HEAVY DUTY COVER JOSAM MODEL NO. 56040-5-15 OR EQUAL

STACK BASE DRYWALL PLASTER AND TILE WALLS. CAST IRON "T" BRANCH TEE COATED CAST IRON COUNTERSUNK PLUG, LEAD SEAL, CAST BRASS ROUND ACCESS COVER WITH ANCHOR LUGS, SATIN STAINLESS STEEL COVER SECURED WITH COUNTERSUNK SCREW. JOSAM MODEL NO. 58750-15 OR EQUAL.

PLUMBING NOTES

ROUTE ALL PIPING CONCEALED WITHIN WALLS, OR IN CHASES EXPECT AS SPECIFICALLY NOTED

PIPING ROUTING SHOWN IS SCHEMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN FIELD.

DRAINAGE PIPING SHALL SLOPE NO LESS THAN 1/8" FALL PER FOOT

SEE ARCHITECTURAL DRAWINGS FOR EXACT PLUMBING FIXTURE LOCATIONS, MOUNTING HEIGHTS, AND DIMENSIONS.

VERIFY INVERT ELEVATIONS AND EXACT LOCATION OF SEWERS BEFORE INSTALLATION.

INSTALL DIELECTRIC UNIONS AT ALL CONNECTIONS OF DISIMILAR METALS. ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECCOMENDATIONS AND MAKE FINAL CONNECTIONS.

ALL SUPPLIES SHALL BE VALVED.

PIPING IN UNCONDITIONED SPACES SHALL BE FULLY INSULATED.

PROVIDE SHUT-OFF VALVES FOR EACH FIXTURE OR AIR CHAMBERS WHERE REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.

Miami Dade County Building Department

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Exammer

Disp. Trade Stamp Name Date Time Stamp

Francisco Bornote: (F.E.C. 109.3 6.4,4) "TO THE BEST OF THE ARCHITECT'S KNGWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUES."

DERM NOTES ON WATER-SERVER INSTALLATION

A HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAIN; WHEN 10 FEET HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, THE SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH SLIP-ON OR MECHANICAL JOINTS AND PRESSURE TESTED AT 150 P.S.I.

A VERTICAL DISTANCE OF AT LEAST 18 INCHES SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS. THE SEWER SHALL BE A DUCTILE IRON SINGLE 20 FEET LENGTH CENTERED ON THE CROSSING IF THE MINIMUM VERTICAL DISTANCE IS LESS THAN 18 INCHES OR IF THE SEWER IS INSTALLED ABOVE THE WATER MAIN (REGARDLESS OF SEPARATION)

IN HIGHLY CONGESTED AREAS, WHERE EITHER WATER OR SEWER FACILITIES ARE EXISTING, IF THE SEPARATION REQUIREMENTS CANNOT MET, SPECIAL CONSIDERATION MAY BE GIVEN SUBJECT TO A COMPLETE EVALUATION OF THE CONDITIONS.

THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE FIFTY (50) GALLON PER INCH PIPE DIAMETER PER MILE PER DAY FOR RESIDENTIAL LAND USE, AND TWENTY (20) GALLON PER INCH PIPE DIAMETER PER MILI PER DAY FOR NON-RESIDENTIAL LAND

FORCE MAIN SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE EITHER DUCTULIE IRON OR REINFORCED CONCRETE PRESSURE SEWER PIPES. -FOR DUCTILE IRON PIPE EXFILTRATION RATE SHALL NOT BE GREATER THAN THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS C600-82) AT A TEST PRESSURE OF -FOR REINFORCED CONCRETE PRESSURE SANITARY REWER FORCE MAIN EXFILTRATION RATE SHALL NOT BE GREATER THAN HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWAS 600-82 AT A TEST

THE CONTRACTOR SHALL VERIFY NATURE, DEPTH AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION

PRESSURE OF 100 P.S.I.

ALL OTHER PUBLIC OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED AT LEAST FIVE (5) FEET FROM ANY SEWER MAIN AS MEASURED FROM THE OUTSIDE BELL OF THE UTILITY PIPES.

WHEN THE FIVE (5) FEET SEPARATION BETWEEN PROPOSED AND EXISTING LINES IS NOT POSSIBLE, THE CONTRACTOR SHALL HAND DIG OR EXPOSE THE WATER AND SEWER PIPES BEFORE PROCEEDING WITH POWER EQUIPMENT

IN NO CASE SHALL THE CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC., IN THE SAME TRENCH PARALLEL AND ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS. ANY DESVIATION FROM NOTES 6, 7 AND 8 SHALL BE APPROVED IN WRITING BY THE RESPONSIBLE WATER AND SEWER UTILITY.

MIAMI-DADE COUNTY HEALTH DEPARTMENT NOTES

STORM DRAINAGE LINES IF ANY ARE TREATED THE SAME AS SANITARY SEWER LINES, EXFILTRATION DRAINAGE

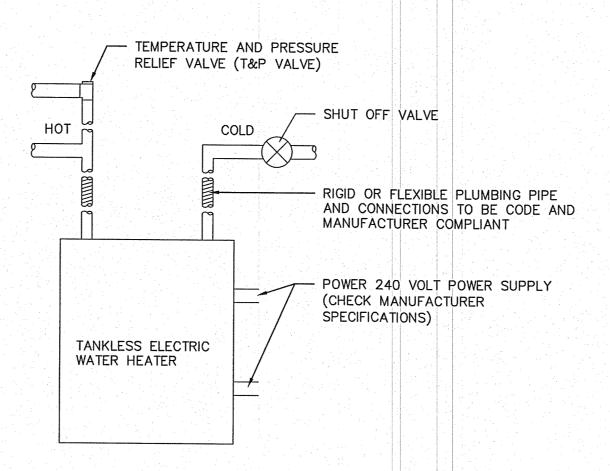
MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES IS REQUIRED. IF UNABLE TO MANTAIN MINIMUM SEPARATION HORIZONTALLY, EACH PIPE SHALL BE SHELVED WITH MINIMUN 18 INCHES VERTICAL SEPARATION.

FORCE MAIN MUST HAVE AN 18 INCHES VERTICAL SEPARATION FROM WATER LINES; NO EXCEPTIONS.

SEWER LINES, INCLUDING LATERALS, MUST HAVE 18 INCHES VERTICAL CLEARANCE BETWEEN WATER MAINS AND/OR 6 INCHES MINIMUM CLEARANCE IF SEWER LINE IS DIP AND HAS NO JOINTS WITHIN 10 FEET OF INTERSECTION (I.C., ONE 20 FT. JOIN DIP CENTERED ON INTERSECTION), STORM DRAINAGE LINES ARE EXEMPT IF DIP WATER MAIN SEPARATION OF 6 INCHES IS MAINTAINED AND BOTH PIPES HAVE NO JOINTS WITHIN 10 FEET OF INTERSECTION.

SEWER LATERALS (SERVICES) SHALL HAVE 18 INCHES CLEARANCE FROM WATER MAINS

NEW FIXTURES UNITS WILL BE SELECTED BY THE OWNER; BUT ALL PLUMBING FIXTURES MUST COMPLY WITH MDCC SEC 8-31. WATER CLOSET- 1.28 GPF LAV. FAUCET- 0.5 GPM SHOWER- 1.5 GPM



ELECTRIC TANKLESS WATER HEATER

WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NEC. AND FLORIDA PLUMBING & MECHANICAL CODES. INSTALL FOLLOWING MANUFACTURER INSTALLATION

	IWH-1	SCR2 N-120 TITAN TANKLESS WATER HEATER. 11.8KW AT 220V; 0.98 EFF. BREAKER: 60 DOUBLE POLE; WIRE: 6 AWG; MCA: 54 AMP.
	IWH−2 & 3	SCR2 N-64 TITAN TANKLESS WATER HEATER. 6.4KW AT 220V; 0.98 EFF. BREAKER: 30 DOUBLE POLE; WIRE: 10 AWG; MCA: 29 AMP.

DOMESTIC COLD WATER

DOMESTIC HOT WATER

GRADE CLEANOUT

PRESSURE RELIEF

KITCHEN SINK

LAVATORY

SANITARY

SHOWER

WASHER

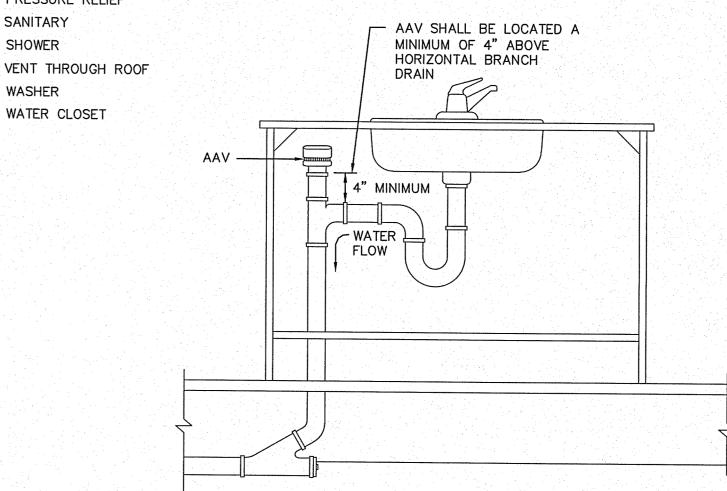
WATER CLOSET

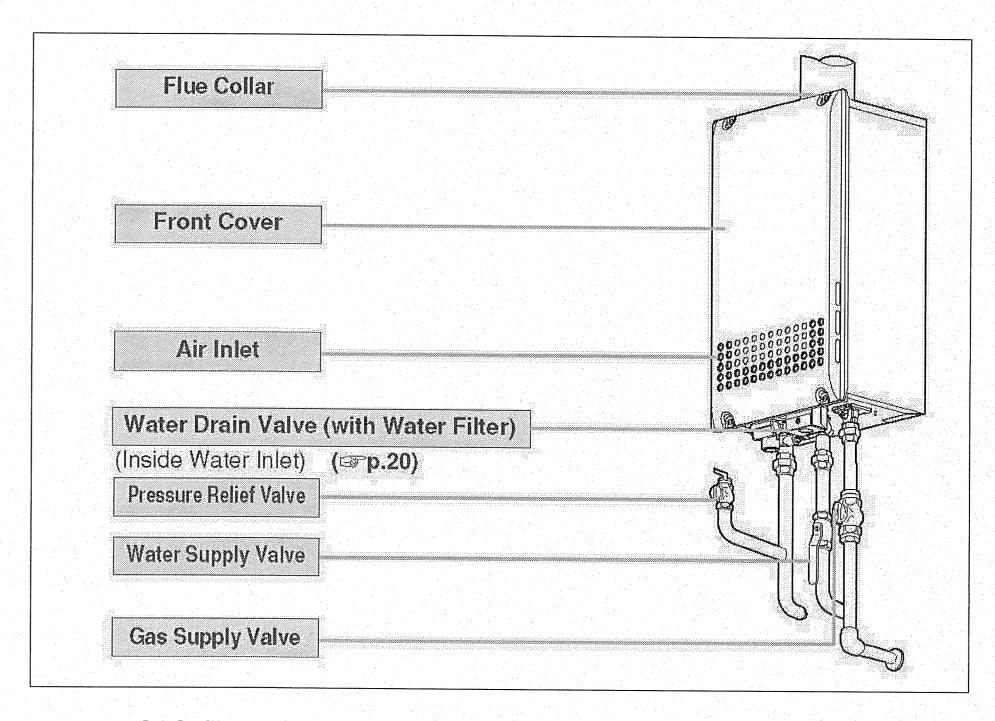
LAV

PT

ELECTRIC WATER HEATER

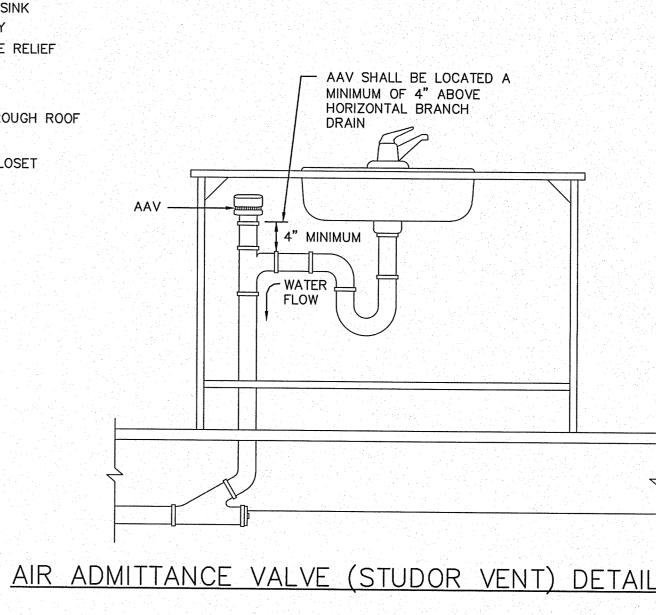
PLUMBIN	<u>IG LEGEND</u>	PLUMBING FIXTURE CONNECTION SCHEDULE					
SYMBOL	<u>DESCRIPTION</u>	ITEM	DESCRIPTION	WATER SUPPLY		SANITARY	
	그렇게 네 듯시얼하다.			COLD	НОТ	MIN.	TRAP
	- SANITARY PIPE VENT PIPE DOMESTIC COLD WATER PIPE DOMESTIC HOT WATER PIPE CONDENSATE DRAIN PIPE GATE VALVE. "P" TRAP. WALL CLEAN-OUT AIR CHAMBER. VENT THROUGH	BD	BIDET	1/2"	1/2"	1 1/2"	1 1/2"
		ВТ	BATHTUB	1/2"	1/2"	2"	2"
		KS	KITCHEN SINK	1/2"	1/2"	1 1/2"	1 1/2"
W		LAV	LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"
.		SH	SHOWER	1/2"	1/2"	2"	2"
H		WC	WATER CLOSET	1/2"	<u>.</u>	3"	
		DW	DISHWASHER		1/2"	1" hose	
PT		W	WASHER	1/2"	1/2"	3"	3"
	PRESSURE RELIEF PIPE	 -	REFRIGERATOR		1/2"		
BD BT			BATHTUB SHALL BE FIX	KED FITTING	S (NO SC	REW JOINT /	ALLOWED)
СО	WALL CLEANOUT						





GAS TANKLESS WATER HEATER

RTG-84XN RHEEM TANKLESS WATER HEATER. LISTED FOR OUTDOOR INSTALLATION; 8.4 GPM W/35 DEGREE TEMPERATURE RISE. 180,000 BTU, 0.82 ENERGY FACTOR. WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NEC, AND FLORIDA PLUMBING & MECHANICAL CODES. INSTALL FOLLOWING MANUFACTURER INSTALLATION



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JORGE LUIS FLEITAS

P.E. 55340

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PH: (305) 505-6910 - AR93904

DA SARDINAS, P.E ₩5263 SW 35th TERRACE Miami, Florida 33185 (786) 514-2584

PROJECT:

OWNER: **EDUARDO DUQUE** YUDELKIS ESPINOSA 11245 SW 58 TERRACE **MIAMI, FL 33156**

PROJECT: ADDITION. **RENOVATION AND REMODELING TO: CANAL RESIDENCE** 11245 SW 58 TERRACE MIAMI, FL 33156

20002	MANAGEMENT:							
	#	REVISIONS	DATE					

	DAT	E: FEBRUAR)	BRUARY 8, 2011					
	PRO							
	DRA							
Α	CHE	CKED BY: J.P.						
	PRC DRA	DJECT No.: 040-11 WN BY: L.P.	′ 8, 2011					

SHEET TITLE:

PLUMBING NOTES & DETAILS

SHEET No:

P-2